

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Airport

Member: Alex Erskine
954-828-4966

Project Name: Coastal Investment Properties/
14th Street Midrise

Case #: 62 R 03

Date: July 8, 2003

Comments:

1. No Comments.

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Division: Engineering

Member: Tim Welch
Engineering Design Mgr.
Office Ph. 954-828-5123
Office Fax: 954-828-5275
Email: timw@cityfort.com

Project Name: Coastal Investment Properties/
14th Street Midrise

Case #: 62 R 03

Date: July 8, 2003

Comments:

1. Comments will be available at the meeting.

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Division: Fire

Member: Albert Weber
954-828-5875

Project Name: Coastal Investment Properties/
14th Street Midrise

Case #: 62 R 03

Date: July 8, 2003

Comments:

1. F-20 of the FBC applies to the boat docks. Show fire mains to hose stations on civil plan.
2. Building fire sprinkler system is required.
3. Show fire main, DDC, hydrants, and FDC 's on civil plan.
4. Flow test required.
5. The stairs in the do not comply with NFPA 101-2000, 7.1.3.
6. Separation between garage and lobby does not comply with 704.1 FBC.
7. Standpipe system as per NFPA 14 required at permit.
8. The exits do not comply with NFPA 101-2000, 7.5.1.3. Remote exit discharges required.

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Division: Info. Systems

Member: Mark Pallans
(GRG)
954-828-5790

Project Name: Coastal Investment Properties/
14th Street Midrise

Case #: 62 R 03

Date: July 8, 2003

Comments:

1. No apparent interference will result from this plan at this time.

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Division: Landscape

Member: Dave Gennaro
954-828-5200

Project Name: Coastal Investment Properties/
14th Street Midrise

Case #: 62 R 03

Date: July 8, 2003

Comments:

1. Verify that the site's 35% landscape area requirement is met. Note that "pervious" areas such as pavers do not count for this 35%.
2. Add rain sensor requirement to irrigation note.
3. Landscape Plan is incomplete. Certain plant material, such as the street trees, is not labeled. Note: ½ of the street trees should be shade trees.
4. Provide a list of the existing trees and palms on site, their names and sizes, and whether or not they are to remain, be relocated, or be removed. All Tree Preservation Ordinance requirements apply.
5. Indicate any utilities that would affect proposed planting (such as overhead power lines) on the Landscape Plan.

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Division:	Planning	Member:	Kevin Erwin 954-828-6534 kevine@cityfort.com
Project Name:	Coastal Investment Properties/ 14th Street Midrise	Case #:	62 R 03
Date:	July 8, 2003		

Comments: Site Plan Level III / Waterway Use/ Yard Modification / 19 Unit Multifamily Project

1. This is a new use and must meet all current code requirements.
2. Pursuant to Sec 47-23.8, Waterway Use, this development requires Site Plan Level III review. A separate application and fee are required for Planning and Zoning Board review.
3. Pursuant to Sec 47-23.8, Waterway Use, a twenty foot landscaped yard is required adjacent to the waterway; in order to place the pool in the twenty foot required yard a yard modification will be required.
4. Boats are not permitted to dock in a manner that would encroach into the required side yard setback and cannot extend into the waterway more than 30% the width of the waterway.
5. Provide a point by point narrative outlining compliance with Sec 47-25.3, Neighborhood Compatibility Requirements.
6. Provide a narrative describing the architectural style and important design features of the proposed development.
7. Show the outline of all adjacent building on the site plan. Show any existing sidewalks on adjacent property on the site plan.
8. Show location of all outdoor lighting and provide a photometric diagram indicating lighting levels at the property lines.
9. Lights in the parking area are to be shielded to prevent glare and spillover onto adjacent properties.
10. Show the outline of all rooftop A/C equipment on the elevation drawings.
11. Show dimension to centerline of the adjacent roadway on the site plan.

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12. Provide two (2) oblique aerial drawings from opposing views which indicate the mass outline of all proposed structure(s) and the outlines of the adjacent existing and previously approved structures. These mass studies are to be shown on an aerial photograph or by use of an isometric, perspective or axonometric drawing of the site and the surrounding adjacent area. These drawings/sketches shall be submitted on unmounted sheets of similar dimensions as the other drawings in the submittal package.
13. On all elevations indicate the various floor heights and show relationship of adjacent streets and the mass outlines of all adjacent structures.
14. Provide the length of the buildings on elevation drawings. Provide the distance between buildings on the site plan and elevation drawings.
15. Provide the mass outline of all adjacent structures on the site plan and elevation drawings. Provide a context drawing in plan view of the neighborhood showing all buildings that are 3 stories or greater. Provide an elevation from the waterway of the proposed building and several buildings on either side.
16. Address the DRC comments within 90 days or additional review may be required.
17. Additional comments may be forthcoming at the DRC Meeting.

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Division:	Police	Member:	Det. Gary J. Gorman 954-828-6421
Project Name:	Coastal Investment Properties/ 14th Street Midrise	Case #:	62 R 03
Date:	July 8, 2003		

Comments:

1. Will impact resistant glass be used?
2. Will there be a security fence/gate at project openings?
3. Will this fence/gate be electronically controlled by card access system? If not, how will access to project be controlled?
4. Will CCTV be used to monitor the Docks, pool, parking garage, clubroom, lobby entry/exit, elevator, and exterior stairwell entry/exit?
5. Will a private security service be provided? (Guards)
6. How will elevator access to units be controlled?
7. All lighting should conform to standards set by the IESNA (Illumination Engineers Society of North America).
8. Will an emergency communication system be installed in the parking garage area?
9. Will back-up mirrors be installed in parking garage?
10. Will entry doors have 180 degree viewing devices? (peep hole)
11. All entry doors and locking devices will have sufficient security rating.
12. Will each unit have a perimeter security system to include glass break detection, and panic buttons for emergency conditions?
13. Will exterior stairwell access doors have an annunciating device to alert security that a door is standing open?
14. Will Landscaping allow for full view of ALL access points to project?
- 15. Please submit comments in writing prior to DRC sign-off.**

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Division: Zoning

Member: Terry Burgess
954-828-5913

Project Name: Coastal Investment Properties/
14th Street Midrise

Case #: 62 R 03

Date: July 8, 2003

Comments:

1. Provide floor plans for building #2.
2. Provide setback dimensions to bay windows on site plan.
3. Provide a three (3) foot setback to decorative fence with columns pursuant to the newly amended section 47-19.5.
4. Dimension drive aisle at elevators.
5. Dimension parking spaces next to columns to insure a clear 8'8" X18' area.
6. Provide building height dimensions from grade as defined in section 47-2.
7. Swimming pools, spas and splash shall comply with the minimum setback requirements for the district in which they are located pursuant to section 47-19.2.BB. The spa and splash shall not exceed thirty (30) inches above the coping of the outdoor swimming pool or pool deck.
8. The proposed multifamily project requires a site plan level III review for Waterway Uses pursuant to section 47-23.8. Planning and Zoning Board approval is required for pool located in the required twenty (20) foot landscape area. A yard modification is required for the pool located in the required twenty (20) foot setback pursuant to section 47-23.11.
9. Indicate and dimension setbacks to trellis on 2nd floor plan and site plan.
10. Fences, walls and hedges shall not exceed thirty (30) inches in height when located within ten (10) feet of the edge of the waterway pursuant to section 47-19.5.A.2.b.
11. Photometric lighting values shall not exceed one footcandle at the adjacent property pursuant to section 47-19.2.R.
12. Additional items may be discussed at DRC meeting.